



Bates Close, Loughborough



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**£165,000**

- GREAT LOCATION
- PERFECT FOR FIRST TIME BUYERS
- SINGLE GARAGE
- SEPARATE WC
- COMMUTER LINKS
- TWO BEDROOMS
- FREEHOLD
- EPC rating C



This attractive coach house offers modern living in a convenient residential location, with easy access to local amenities and commuter routes. Its unique layout and well-kept features make it an ideal choice for first-time buyers, downsizers or investors looking for a well-designed home in a sought-after area.

Entering the property, you are greeted by a welcoming entrance hall. Immediately to the left is a convenient downstairs WC. To the right, a door leads directly into the integral garage, providing secure parking and additional storage. Straight ahead is a practical utility area, offering extra space for appliances and household essentials an excellent addition not always found in coach houses.

Stairs lead up to the main accommodation, where the home opens into a spacious open plan living and kitchen area. This bright and versatile space is perfect for relaxing or entertaining, featuring a modern layout and a four ring gas hob within the kitchen. The property also benefits from an approximately two year old Gloworm boiler, providing efficient and reliable heating throughout.

The coach house offers two double bedrooms, both well-sized and filled with natural light. The principal bedroom includes a generous en-suite, adding a touch of luxury and privacy. A separate main bathroom serves the second bedroom and guests, completing the well-organised upstairs layout.

With its thoughtful design, modern conveniences, and prime position on Bates Close, this coach house presents an excellent opportunity for buyers seeking easy, stylish living in Loughborough.



GROUND FLOOR WC 1.5m x 1m (4'11" x 3'4")

GARAGE 5.42m x 2.56m (17'10" x 8'5")

UTILITY 2.75m x 2.38m (9'0" x 7'10")

LOUNGE 3.74m x 5.2m (12'4" x 17'1")

KITCHEN 1.7m x 4.54m (5'7" x 14'11")

BEDROOM ONE 4.41m x 4.94m (14'6" x 16'2")

EN-SUITE 3.09m x 1m (10'1" x 3'4")

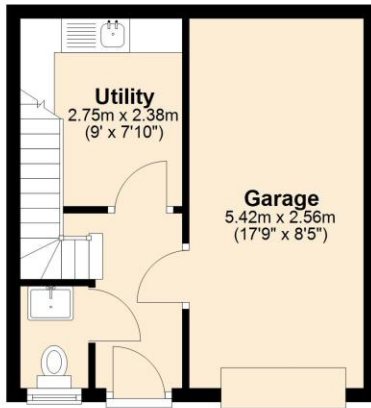
BEDROOM TWO 2.58m x 3.21m (8'6" x 10'6")

BATHROOM 1.7m x 2.84m (5'7" x 9'4")



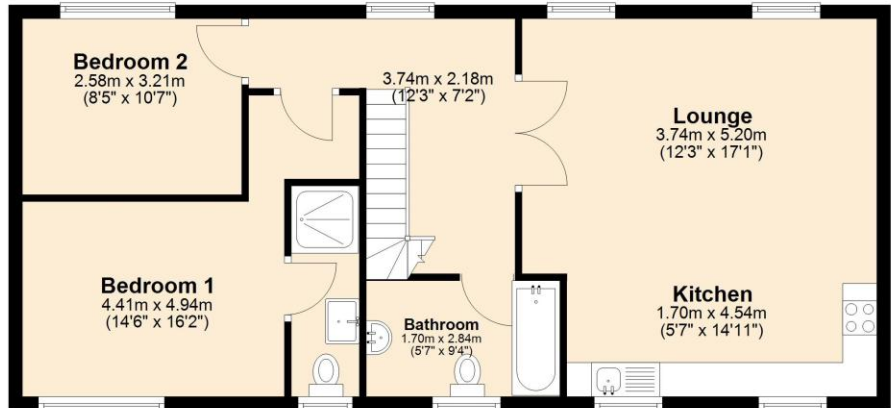
### Ground Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



### First Floor

Approx. 71.4 sq. metres (768.1 sq. feet)



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

## SERVICES & TENURE

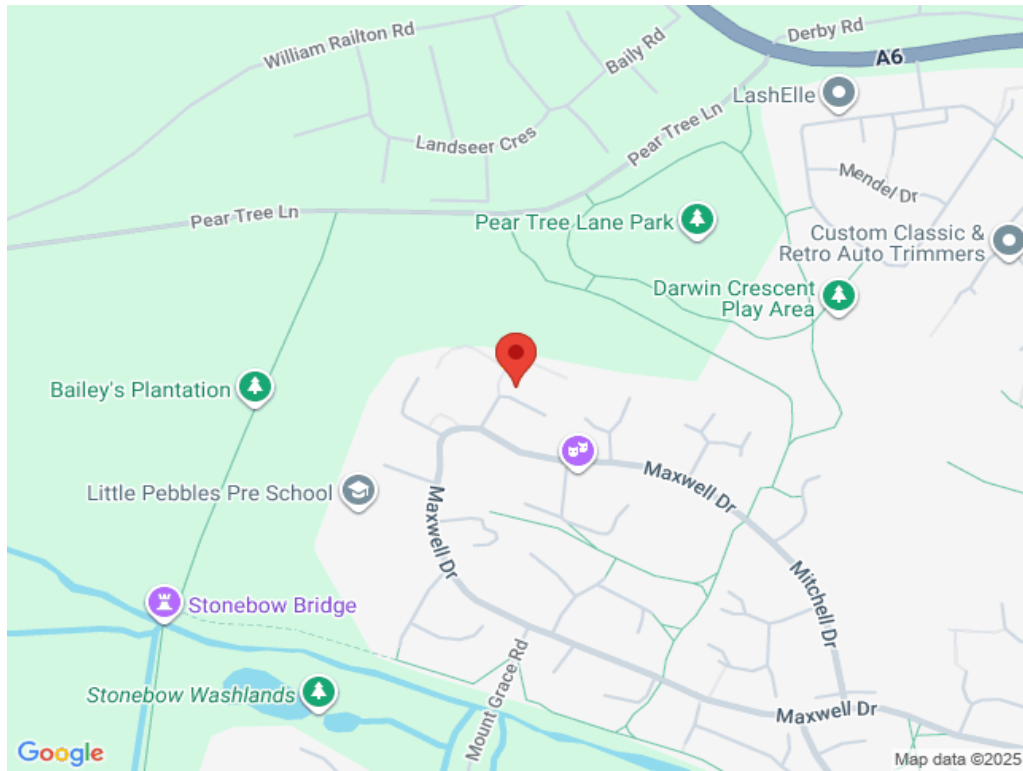
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

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